

WARRANTY DEED

42-1-85 ✓
39-240**Know all Men by these Presents,****That** WE, JULIETTE T. CYR and LORRAINE M. QUIRION

003860

in consideration of one Dollar and other valuable considerations

TRANSFER
TAX
PAID

paid by CHARLES CABANISS, JR.,

whose mailing address is Morrision Avenue, Clinton, Maine 04927

the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said CHARLES CABANISS, JR.

his heirs and assigns forever,

A certain lot or parcel of land situate in said Waterville and bounded and described as follows, to wit:

North by Gray Street, east by land now or formerly of Lucie Letourneau; south by land now or formerly of Lena Landry estate; west by land now or formerly of Ludger Guite.

Being the same premises conveyed to Irene B. Theriault and Paul E. Theriault by Warranty Deed of Adelard Loubier dated May 31, 1945, recorded in Kennebec County Registry of Deeds, Book 822, Page 584. Irene B. Theriault conveyed her partial interest to in the above premises to F. Harold Dubord, Trustee, 2/1/46, recorded in said Registry. F. Harold Dubord, Trustee, conveyed the same interest to Paul E. Theriault by deed dated March 16, 1946, recorded in said Registry in Book 824, Page 588.

Also another lot or parcel of land situate in said Waterville and located in the rear of land now or formerly of Paul E. Theriault and bounded and described as follows, to wit:

Beginning at Paul E. Theriault's southeasterly corner of land at 10 Gray Street; thence S 47° 15' W and a continuation of his southeasterly line, a distance of twenty-seven (27') feet to an iron pin; thence N 42° 52' W and parallel to said Theriault's southwesterly line, a distance of sixty-three and five tenths (63.5') feet, more or less, to a fence located in the northerly line of land now or formerly of Sam Pachowsky; thence S 50° 08' E, along said fence a distance of twenty-seven and two tenths (27.2') feet to the northwest corner of said land now or formerly of Sam Pachowsky; thence 43° 52' E along the east line of land now or formerly of said Pachowsky, a distance of twenty (20') feet to the southwest corner of said land of Paul E. Theriault; thence continuing in the same straight line, S 43° 52' E along said Theriault's westerly line a distance of forty-one (41') feet, to the point begun at.

Being the same premises conveyed to Paul E. Theriault by quit-claim deed of Sam Pachowsky dated June 21, 1957, recorded in said Registry, Book 1083, Page 275.

Meaning and intending to be the same premises conveyed to Juliette T. Cyr and Lorraine M. Quirion by Deed of Distribution by Personal Representative dated September 30, 1987 and recorded in Kennebec County Registry of Deeds, October 29, 1987 Book 3257, Page 302.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **CHARLES CABANISS, JR.**

his heirs and assigns, to them and their use and behoof forever.

And We do **covenant** with the said Grantee, his heirs and assigns, that We lawfully seized in fee of the premises, that they are free of all encumbrances

that We have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that We and our heirs shall and will **warrant and defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We, the said

JULIETTE T. CYR AND LORRAINE M. QUIRION

and

~~husband and wife of the said~~

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this 1st day of the month of **MARCH**, A.D. 1988.

Signed, Sealed and Delivered

in presence of

[Signature]

[Signature]
JULIETTE M. CYR by LORRAINE M. QUIRION
under power of attorney recorded in
Kennebec County Registry Book 3305
page 66

[Signature]

[Signature]
LORRAINE M. QUIRION

State of Maine, County of Kennebec

ss: **MARCH 1**, 1988

Then personally appeared the above named JULIETTE M. CYR by Lorraine M. Quirion and LORRAINE M. QUIRION

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public
Attorney at Law

Printed Name, **DUANE E. DANIELER**

RECEIVED KENNEBEC SS.

1988 MAR -8 AM 9:00

ATTEST: *[Signature]*
REGISTER OF DEEDS

COMMISSION EXPIRES 3/27/92